074.0	0001	0002.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	968,300 /	968,300
					USE VALUE:	968,300 /	968,300
					ASSESSED:	968,300 /	968,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIERONI DORIS M & GRACI MARGA/
Owner 2:	TRS/DORIS M PIERONI REVOCABLE
Owner 3:	
Street 1:	26 HODGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PIERONI ARMANDO J & DORIS M -
Owner 2:	-
Street 1:	26 HODGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .217 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1961, having primarily Wood Shingle Exterior and 3528 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9440.000	525,300		443,000	968,300
Total Card	0.217	525,300		443,000	968,300
Total Parcel	0.217	525,300		443,000	968,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 274.43 | /Parcel: 274.43

Legal Description

User Acct

46523

GIS Ref

GIS Ref

Insp Date

04/23/09

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 074.0-0001-0002.A

!6176!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	525,300	0	9,440.	443,000	968,300		Year end	12/23/2021
2021	101	FV	510,700	0	9,440.	443,000	953,700		Year End Roll	12/10/2020
2020	101	FV	561,800	0	9,440.	443,000	1,004,800	1,004,800	Year End Roll	12/18/2019
2019	101	FV	402,400	0	9,440.	443,000	845,400	845,400	Year End Roll	1/3/2019
2018	101	FV	402,400	0	9,440.	379,700	782,100	782,100	Year End Roll	12/20/2017
2017	101	FV	402,400	0	9,440.	354,400	756,800	756,800	Year End Roll	1/3/2017
2016	101	FV	402,400	0	9,440.	303,800	706,200	706,200	Year End	1/4/2016
2015	101	FV	387,000	0	9,440.	272,100	659,100	659,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:26:57

LAST REV

Date	Time
04/13/20	14:21:36
mmcmakin	

USER DEFINED

Prior Id # 1:	46523
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6176

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIERONI ARMANDO	61961-434		6/6/2013	Convenience	1	No	No		
	9901-106		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2015	553	Re-Roof	7,595					
3/4/2011	117	Manual	28,000					REPAIR SMOKE DAMAG

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2015	Permit Insp	PC	PHIL C
4/23/2009	Meas/Inspect	189	PATRIOT
11/6/2000	Hearing Chag	201	PATRIOT
4/20/2000	Inspected	243	PATRIOT
11/5/1999	Mailer Sent		
10/13/1999	Measured	263	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9440		Sq. Ft.	Site		0	70.	0.67	4			Ledge	-10					443,019						443,000	

Total AC/HA:	0.21671	Total SF/SM:	9440	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	443,019	Spl Credit		Total:	443,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Fair
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.99135238
Const Adj.:	0.99989998
Adj $ / SQ:	138.775
Other Features:	135000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	645323
Depreciation:	120030
Depreciated Total:	525293

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10			BRs: 6				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

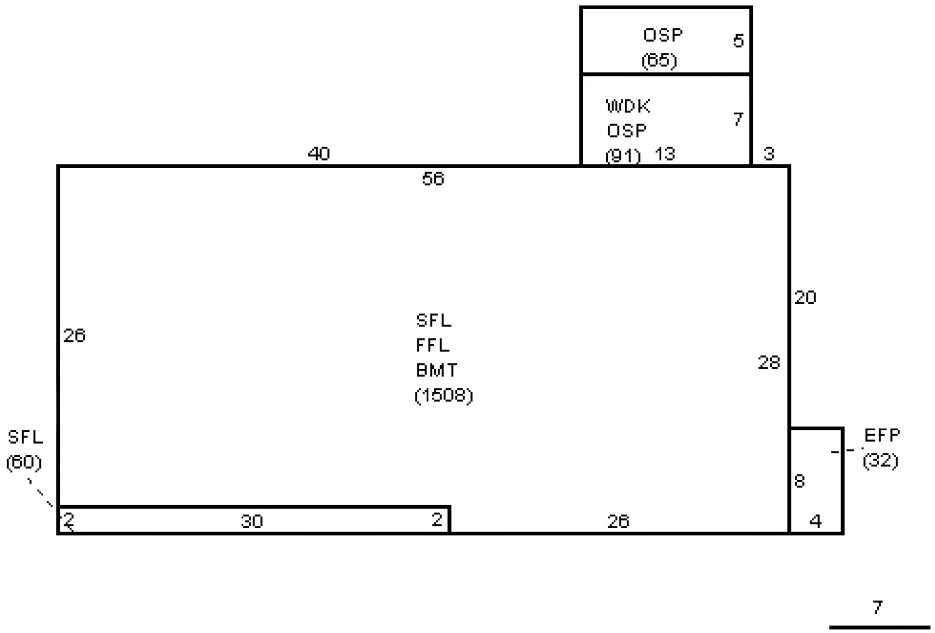
No Unit	RMS	BRS	FL
1	10	6	
Totals			
1	10	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	138.78
Special Features:	0	Val/Su Net:	108.02
Final Total:	525300	Val/Su SzAd	170.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,568	138.780	217,600
BMT	Basement	1,508	49.750	75,025
FFL	First Floor	1,508	138.780	209,273
OSP	Screen Porch	156	29.780	4,646
WDK	Deck	91	16.000	1,456
EFP	Enclos Porch	32	72.590	2,323
	Net Sketched Area:	4,863	Total:	510,323
Size Ad	3076	Gross Area	4863	FinArea 3528

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

074.0-0001-0002.A

IMAGE

AssessPro Patriot Properties, Inc